



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-00667

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 072684
Plan Amendment No. 201400002
Zone Change No. 210400002
Conditional Use Permit No. 201400028
Environmental Assessment No. 201400058

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Candlewood Country Club / Brandywine Homes

**MAP/EXHIBIT
DATE:**

3-12-14

**SCM REPORT
DATE:**

4-10-14

SCM DATE:

4-17-14

PROJECT OVERVIEW

A 53-unit townhouse condominium development on a portion of previously-owned golf course land adjacent to the site.

Subdivision: To create three multi-family lots with 53 attached condominium units in 12 buildings on 3.96 gross acres.

Plan Amendment: To amend the Countywide General Plan Land Use Category from O (Open Space) to 3 (Medium Density Residential . 12-22 Dwelling Units Per Gross Acre).

Zone Change: To change the existing C-3 (Unlimited Commercial), BE (Billboard Exclusion), and A-1 Zones to R-3-DP (Limited Multiple Residence . Development Program).

CUP: For the Development Program zone.

MAP STAGE

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐
Exhibit %A+

Modification to : ☐
Recorded Map

Other: ☐

MAP STATUS

Initial: ☒

1st Revision: ☐

2nd Revision: ☐

Additional Revisions (requires a fee): ☐

LOCATION

14000 Telegraph Road, Whittier

ACCESS

Telegraph Road

ASSESSORS PARCEL NUMBER(S)

8030-008-011. 8030-023-024

SITE AREA

3.96 gross (3.67 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Sunshine Acres

SUP DISTRICT

4th

LAND USE DESIGNATION

O (Open Space), 1 (Low Density Residential . 1-6 Dwelling Units Per Gross Acre)

ZONE

C-3-BE and A-1

CSD

None

**PROPOSED UNITS
(DU)**

53

**MAX DENSITY/UNITS
(DU)**

TBD

**GRADING, CUBIC YARDS
(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

7,100 cut, 4,100 fill; 11,200 total

3,100 export

ENVIRONMENTAL DETERMINATION (CEQA)

TBD. Pending initial review.

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☒

Reschedule for Subdivision Committee Meeting: ☒

Exhibit Map/Exhibit A+ Revision Required: ☒

Reschedule for Subdivision Committee Reports Only: ☐

Revised Application Required: ☒

Other Holds (see below): ☒

REGIONAL PLANNING COMMENTS

Staff Recommendation: *At this time, Regional Planning does not recommend approval. Please read below and contact the assigned case planner if you have any questions.*

Application & Burdens of Proof

1. Based on the proposed development, a Plan Amendment (PA) to Category 3 and Zone Change (ZC) to R-3-DP are the correct requests. Revise the project application and burdens of proof to indicate a PA to Category 3 and a ZC to R-3-DP.
2. The requested PA and ZC are on hold pending staff consistency analysis and review of the PA/ZC burdens of proof.
3. The requested CUP is on hold pending staff consistency analysis and review of the CUP burden of proof.
4. Clarify if the gross acreage includes the area to the centerline of abutting streets, and which gross acreage (3.96 - tract map or 3.98 acres - on application) is accurate.
5. Clarify if there is one MF lot or three MF lots being proposed. The application indicates one lot but the tract map depicts three parcels.
6. Clarify if there is a separate OS lot of 1.11 acres being proposed as indicated on the project application.
7. Clarify if the grading cut is 7,100 cy as indicated on the application or 7,200 cut as indicated on the tract map.
8. Revise the project application and CUP burden of proof to indicate that combined block-retaining walls exceeding 6q in height within the side and rear yard setbacks will be requested under the proposed CUP (see Zoning Code Section 22.48.160.E.1).
9. Revise the application to indicate the APNs 8030-008-011 and 8030-023-024 only.

Site Plan (Tract Map & Exhibit "A")

10. The submittal of an Exhibit A+ for the CUP is required. Please submit an Exhibit A+ with the first map revision submittal.
11. On the tentative tract map, only show the existing property features (existing structures, walls/fences, landscaping, etc.), labeling each to remain or to be removed. However, do show the proposed lots and fire lanes on the tentative map. Depict the proposed site plan features (condo footprints, landscaping, amenities, walls/fences, etc.) on the Exhibit A+.
12. Clearly depict the property and lot line boundaries on the tentative map and Exhibit A+.
13. Include a project description on the tentative map and Exhibit A+ that indicates the number of lots, dwelling units and buildings proposed.
14. Number each townhouse building. Currently, there are 12 separate buildings proposed.
15. Refer to Parcels A, B and C as Lot 1, Lot 2 and Lot 3 respectively, if multiple lots are being proposed.
16. Label and depict all proposed features and structures on the Exhibit A+ such as trash enclosures, clubhouse, landscaping areas, etc. including all those features that are listed in the application project description.
17. Provide wall cross sections for the south-side of the property (i.e., along Honeysuckle Lane).
18. Under the Zoning note, list Open Space (OS) and Low Density Residential (1) as the existing plan categories and A-1 and C-3-BE as the existing zoning designations. Indicate how much of the site acreage is located within each plan category and zone.
19. Under the Zoning note, list Category 3 (Medium Density Residential . 12-22 Dwelling Units Per Gross Acre) and R-3-DP (Limited Multiple Residence . Development Program) as the proposed land use category and zoning designation, respectively.
20. Under the Earthwork note, indicate the amount of cut and fill, and the dirt dump location. (Since >1,000 CY of export is proposed, a CUP may be required unless the dump site is a landfill.)
21. Under the notes on the Exhibit A+, add a parking summary table indicating the total number of resident and guest parking stalls required and provided, and the total number of handicap stalls required and provided. Also indicate the number of parking spaces (resident and guest) per each lot (if multiple lots proposed).
22. Number each guest parking stall and depict a minimum of one van-accessible handicap parking stall.
23. If multiple lots are proposed, development on each lot will be reviewed for code compliance for lot area and width, building setbacks and parking. Upon consultation with staff, deviations from standards may be requested under the DP-CUP.
24. Recommend eliminating the additional driveway pavement in front of the garages of Units 12-20 and instead provide

additional common area and buffer along the rear property line behind Units 1-11.

25. Recommend depicting a pedestrian gate off the cul-de-sac for ease of access.

Other

26. The site plan review for the golf cart barn relocation will be processed as a separate application.

27. Revise the 500-foot land use radius map to depict only the radius area around the subject site and not the entire golf course.

28. A lot line adjustment (LLA) is currently in process. The project will be on hold until the LLA is approved and recorded (including the associated CofCs).

29. The County biologist may recommend mitigation measures for disturbance of any sensitive species found onsite.

30. The future land use and zoning designations for the project site under the Countywide General Plan Update are OS-PR (Open Space . Parks and Recreation) and A-1 (Light Agricultural), respectively.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- *A completed and signed Land Division application*
- *A signed and dated cover letter describing all changes made to the Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3rd revision and thereafter)*
- *Any other additional materials requested by the case planner*

NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.

SUBDIVISION COMMITTEE CONTACTS

<u>Department</u>	<u>Contact</u>
Regional Planning	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov